



**Connells**

Toddington Road  
Luton



### Property Description

This perfect CHAIN FREE family home located within close proximity to the train station and motorway is a perfect home for the London commute. This well presented home briefly comprises, entrance hall, lounge, kitchen/diner, downstairs toilet, three bedrooms and family bathroom. Externally this home offers a large rear garden and off road parking for two cars. Do not miss out on this fantastic property call Connells today to arrange a viewing 01582 595127.



## Entrance Hall

Double glazed window and door to front aspect. Radiator.

## Lounge

Double glazed window to front aspect. Television point. Gas fire place.

## Kitchen

Double glazed window to rear aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over with stainless steel sink and drainer unit. Plumbing for a washing machine. Gas oven. Space for fridge/freezer.

## First Floor Landing

Airing cupboard. Loft hatch.

## Bedroom One

Double glazed window to front aspect. Radiator.

## Bedroom Two

Double glazed window to rear aspect. Radiator.

## Bedroom Three

Double glazed window to front aspect. Radiator.

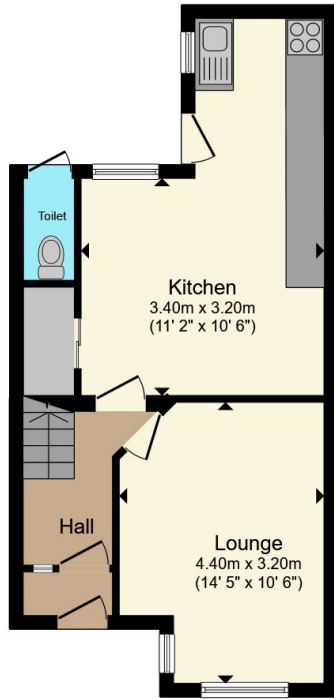
## Wet Room

Double glazed window to rear aspect. Suite comprising electric shower, wash hand basin and low level wc. Radiator.

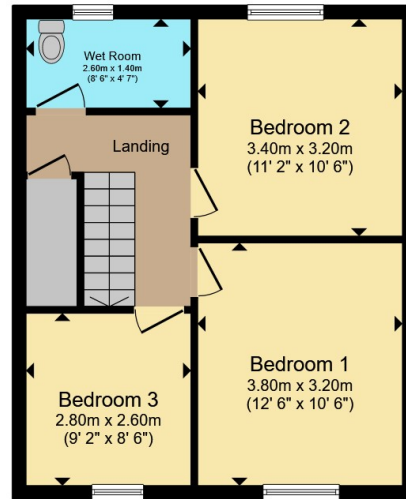
## Rear Garden

Laid to lawn with a patio area. Outside toilet with low level wc.





**Ground Floor**



**First Floor**

Total floor area 82.5 m<sup>2</sup> (888 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

**T 01582 595 127**  
**E [leagrave@connells.co.uk](mailto:leagrave@connells.co.uk)**

185 Marsh Road Leagrave  
 LUTON LU3 2QQ

EPC Rating: C Council Tax  
 Band: C

**view this property online [connells.co.uk/Property/LGR312386](http://connells.co.uk/Property/LGR312386)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: LGR312386 - 0002